

KANAB PLANNING COMMISSION MEETING

MAY 5, 2015

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trujillo, Joan Thacher, Stuart Allan, Arlon Chamberlain, Byard Kershaw, Mike Downward, Staff Member Levi Roberts of Five County, Gary McBride Business Land Use Coordinator, Jeff Stott of Kanab City Legal Council, Representative Kent Burggraaf for the City Council, and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Jeff Yates

MEETING STARTED AT 6:31 PM

APPROVAL OF MINUTES: Byard Kershaw made a motion to approve the minutes of April 21, 2015 with the amended changes. Mike Downward 2nd the motion. Motion passed.

PUBLIC COMMENT: None

BED AND BREAKFAST CONDITIONAL USE PERMIT SHON FOSTER: Mike Downward made a motion to approve the Conditional Use Permit for The Grand Circle Bed and Breakfast for Shon Foster with the following staff analysis:

1. That the proposed use is necessary or desirable and will contribute to the general well-being of the community.
2. That the use will not be detrimental to the health, safety, or welfare of persons residing in or visiting the community.
3. That the proposed use will comply with the regulations of the Land Use Ordinance.
 - A. The owner of the premises must reside therein.
 - B. There must be a minimum of one guest room and not more than five guest rooms. No more than four guests may occupy any room. No guest may stay more than fifteen consecutive days.
 - C. One off-street parking stall must be provided per guest room with two off-street parking stalls provided per premise owner.
 - D. No cooking facility may be present in any guest room. No cooking may occur in any guest room. Meal services may be offered only to overnight guests.
 - E. Other than a sign permitted for a Bed and Breakfast Inn established by conditional use permit, (the site) may have no advertising of any type.
 - F. Any permit granted is revocable upon notice and hearing if the use of the property creates traffic, noise, health, safety, parking, or other problems in the area.
 - G. A site plan must be submitted.
 - H. Any hearing for the establishment of a Bed and Breakfast Inn conditional use permit shall be advertised as required by this ordinance.

4. That the proposed use is in harmony with the intent and purpose of the Kanab City General Plan.

And adopt the following staff recommendation:

1. Kanab City Building and Fire Department inspection and approval.
2. The applicants must comply with the regulations for a bed and breakfast listed in Section 4-22[2] of the Land Use Ordinance.
3. No additional signs shall be permitted at this time. Any signs proposed in the future must be accompanied by a conditional use permit.

Stuart Allan 2nd the motion. Motion passed unanimously.

DISCUSS USE CATEGORIES AND PERMITTED/CONDITIONAL USES IN LAND USE ORDINANCE: Levi

Roberts discussed categorizing the conditional and permitted uses in the Land Use Ordinance.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIASON REPORT: Kent Burggraaf explained that they were going into the budget cycle again and wondered if the Commission had any budget requests about any land use related expenditures to help improve what the Commission is doing or something they need to account for.

Stuart Allan made a motion to adjourn.

Chairman

Date